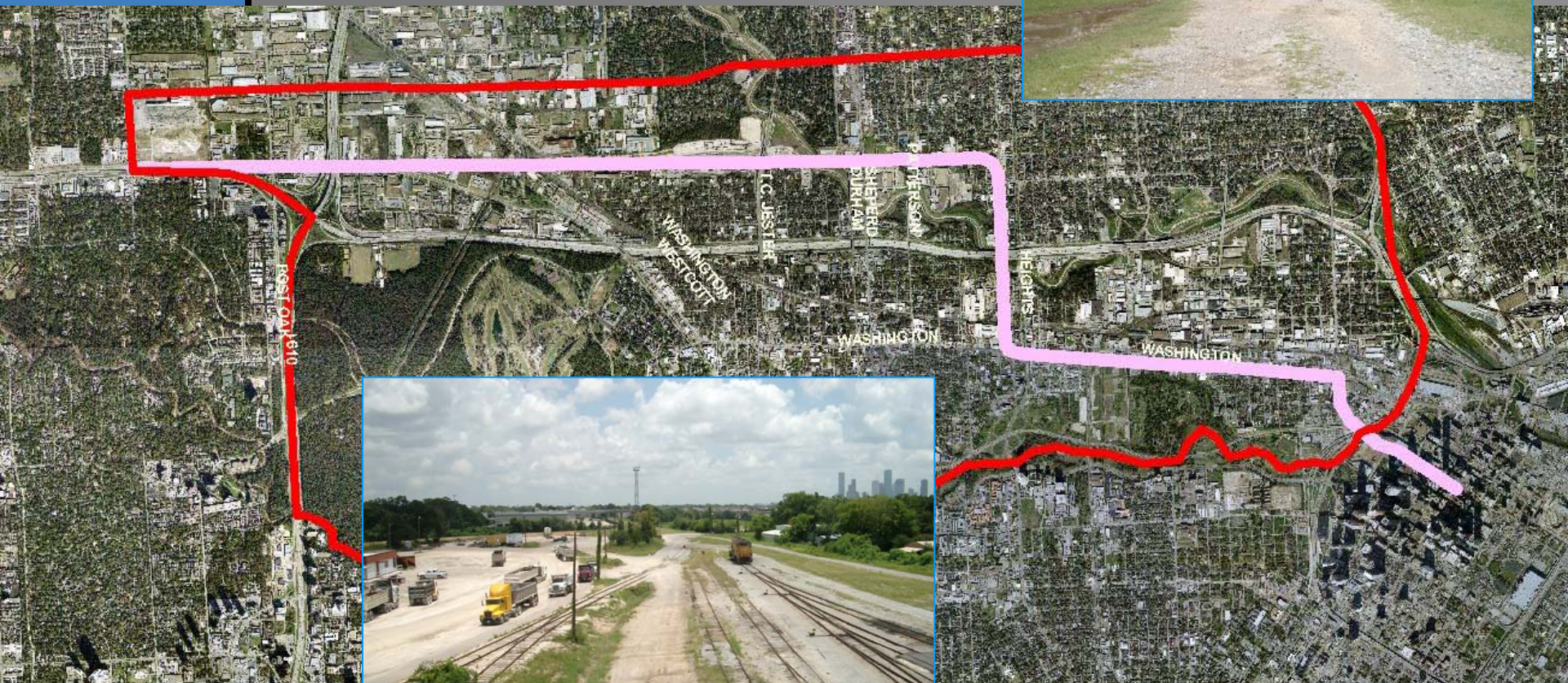
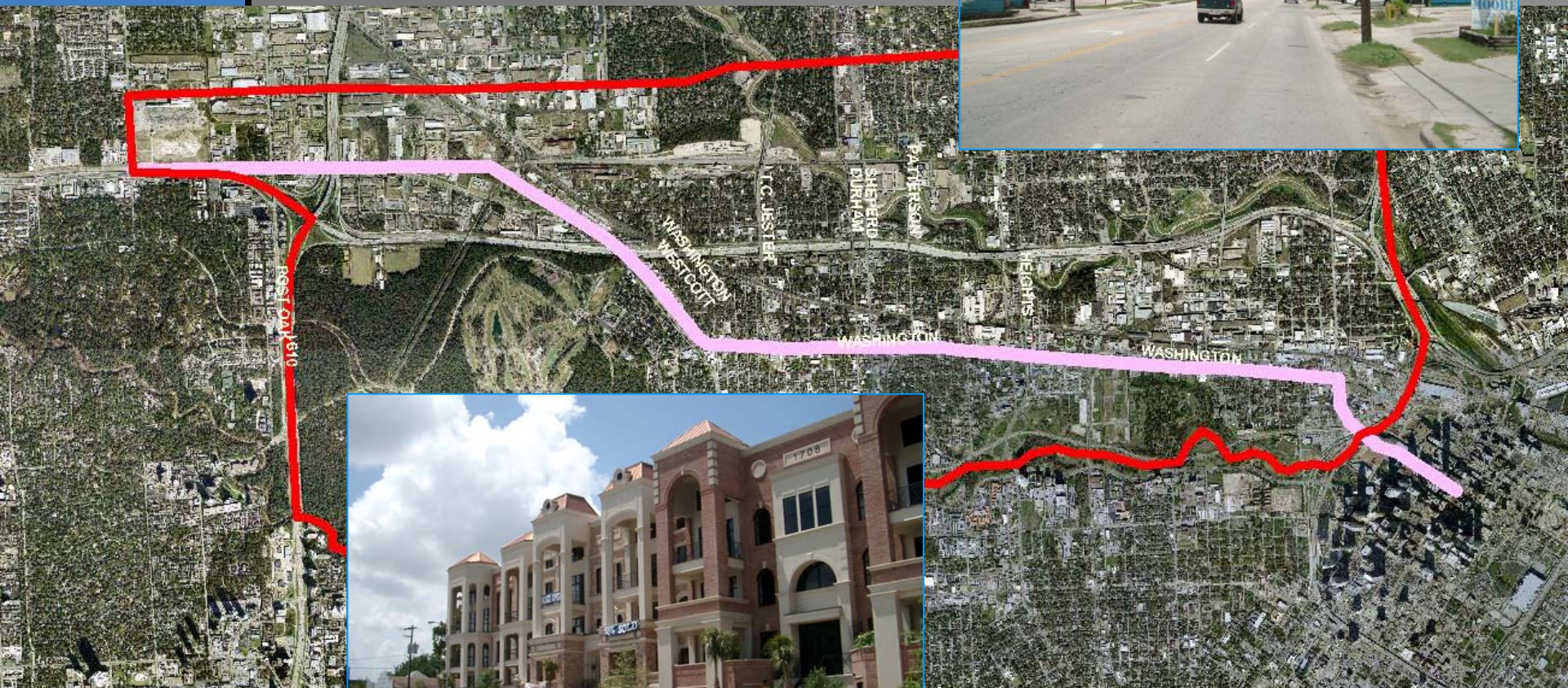


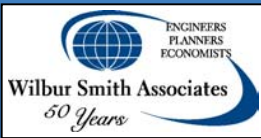
Alignment B



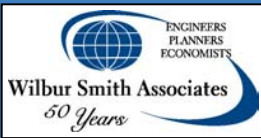
Alignment C



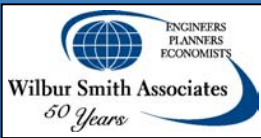
Baseline Opportunities



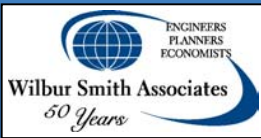
Baseline Opportunities



Baseline Opportunities

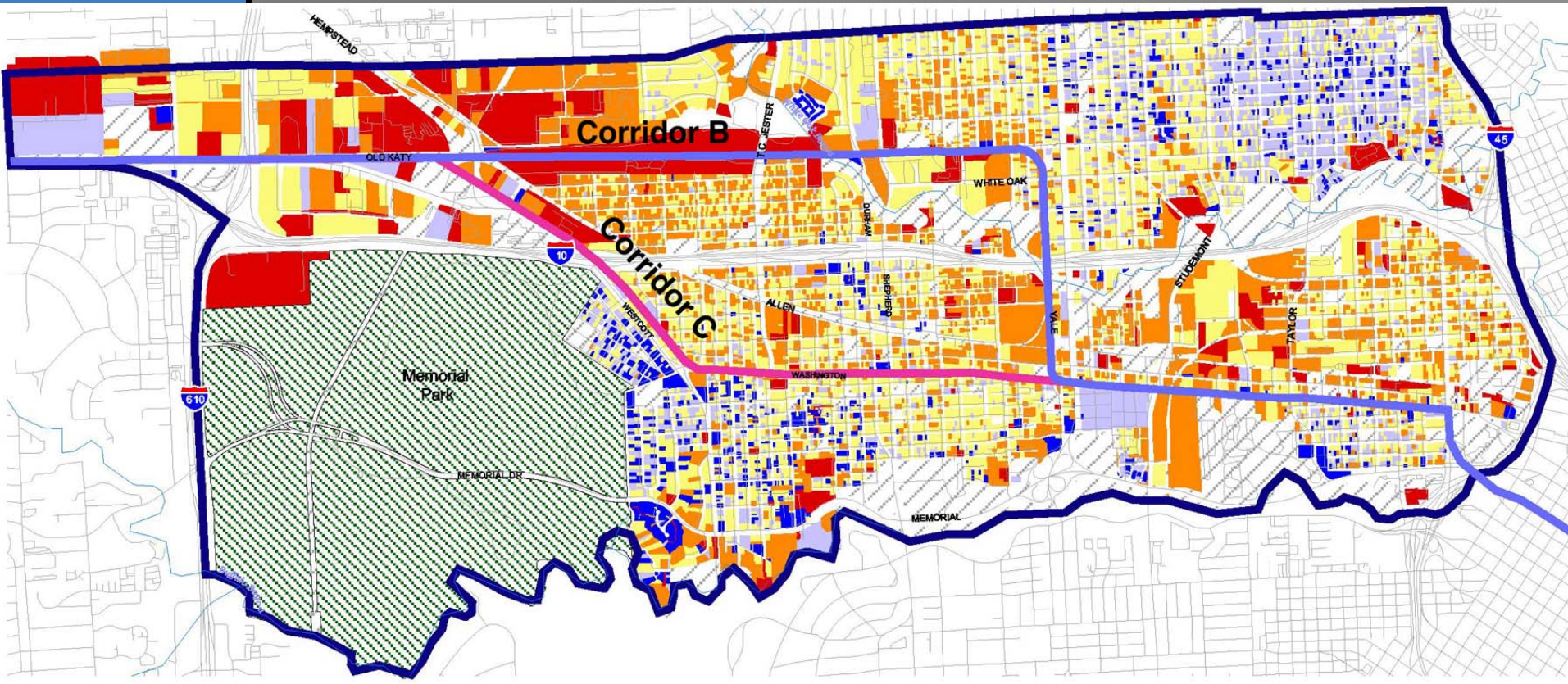


Baseline Opportunities



Baseline Opportunities

- Redevelopment Potential
(red = retail, blue = office, yellow = residential)



Key Findings - In Brief

- 13,061 properties (2000 tax year)
- Total appraised value increased 25.2% from 1999 to 2000 (18% for improvements)
- Taxable retail sales grew 6.6% from 1990 to 2000 (Houston's grew 54.1% over same period)
- Nearly 50% of business had fewer than 5 employees (1999)



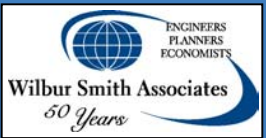
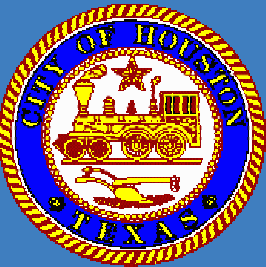
Key Findings - In Brief

- 767 building permits filed in 2001 (wide range in sale values - \$7 to \$45 per square foot)
- Constraints to redevelopment include high land costs, small parcels, extent of existing development
- \$10 million of transit investment leads to 314 jobs (1999 study)
- Proximity to HCT increases land values up to 25%



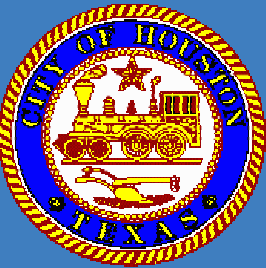
Alternative Scenarios

➤ Development Scenarios Workshop



Alternative Scenarios

- Workshop participants first chose transit station locations
- More stations = better neighborhood access
- Fewer stations = quicker travel times

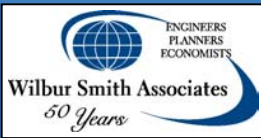
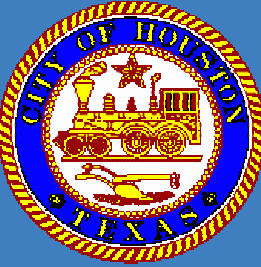
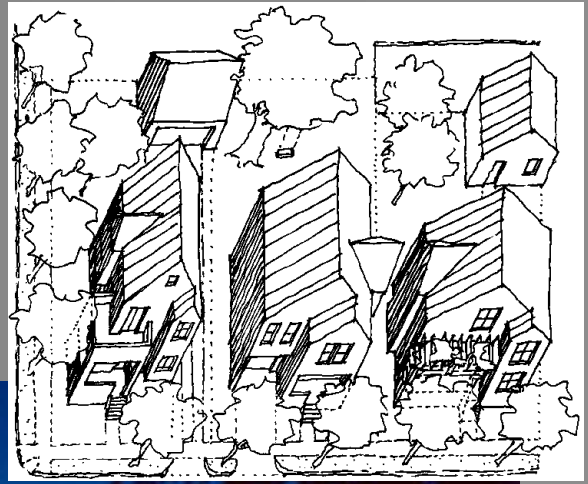


Alternative Scenarios

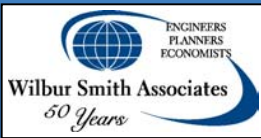
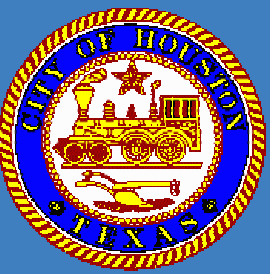
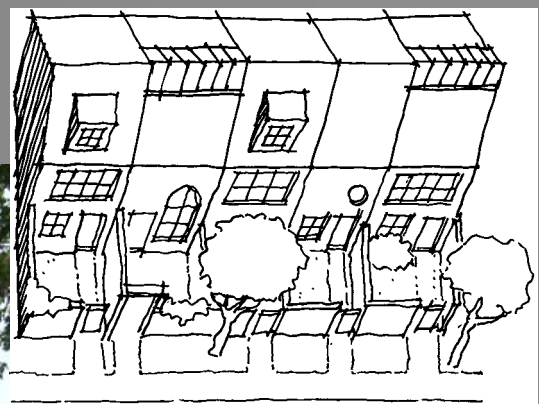
- Then placed land use “chips” on map to show development types around stations and along alignments



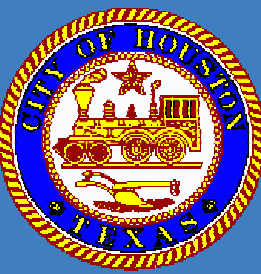
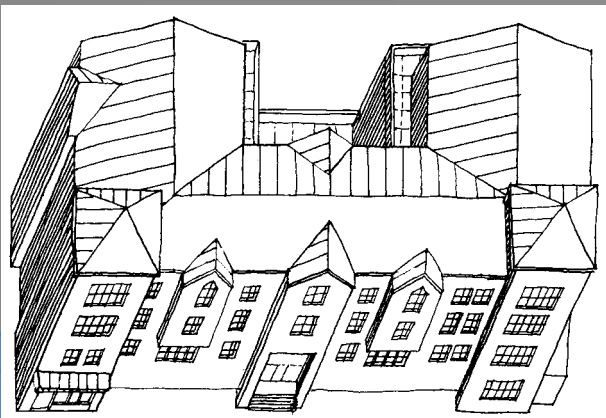
Single Lot Detached Residential



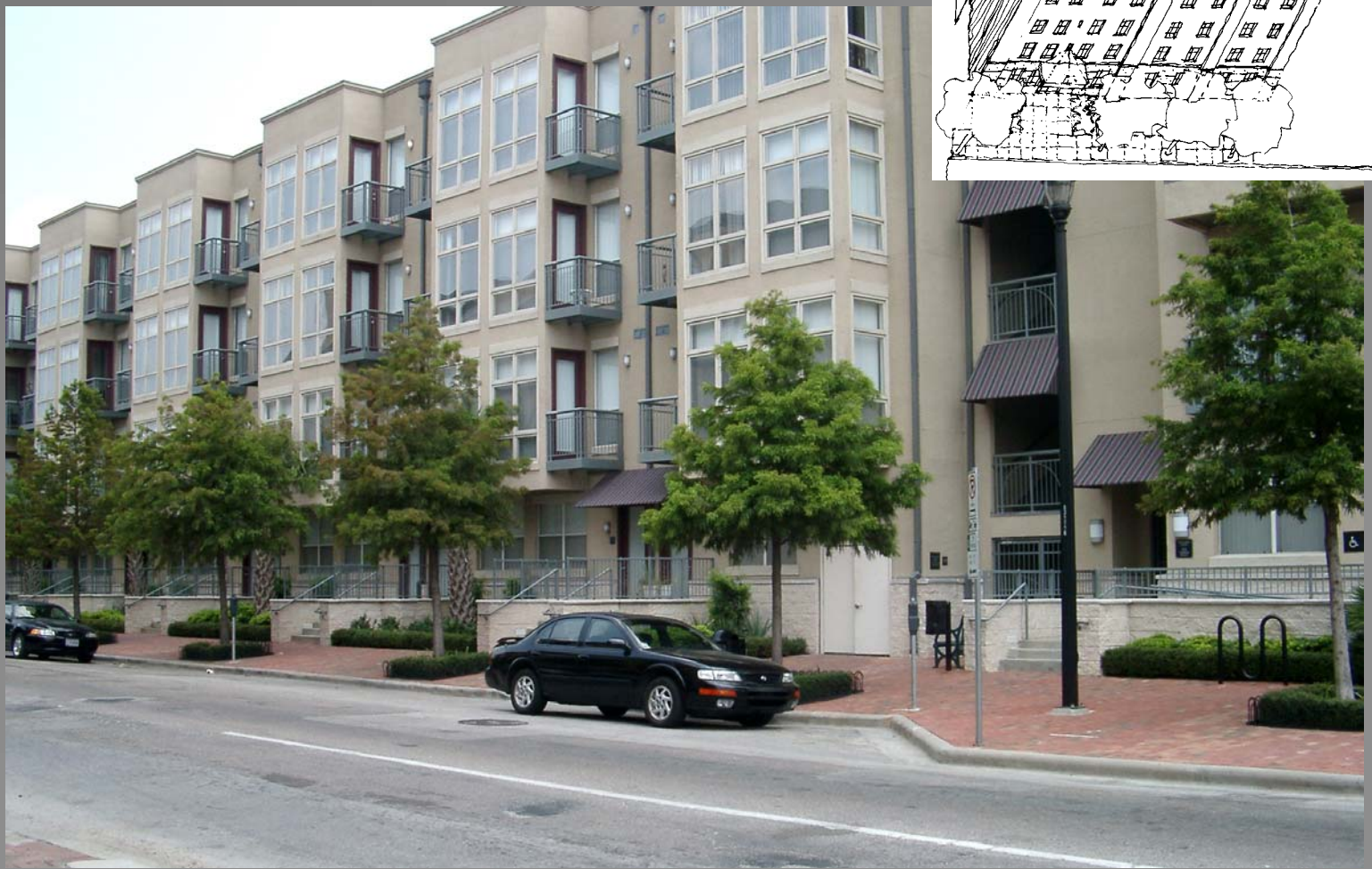
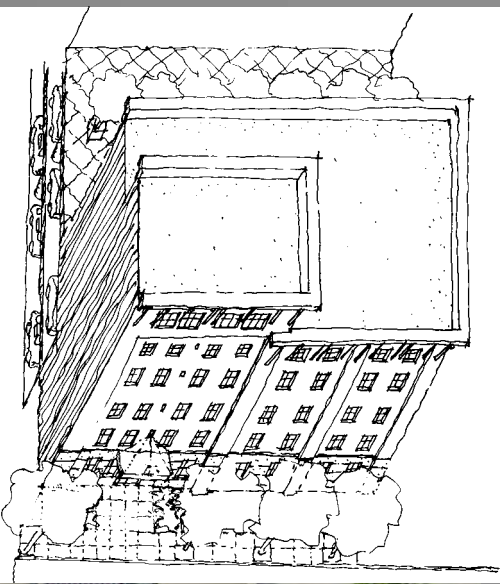
Townhouses



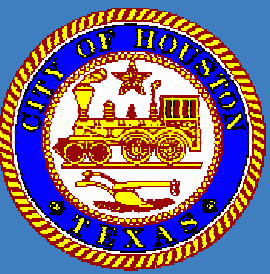
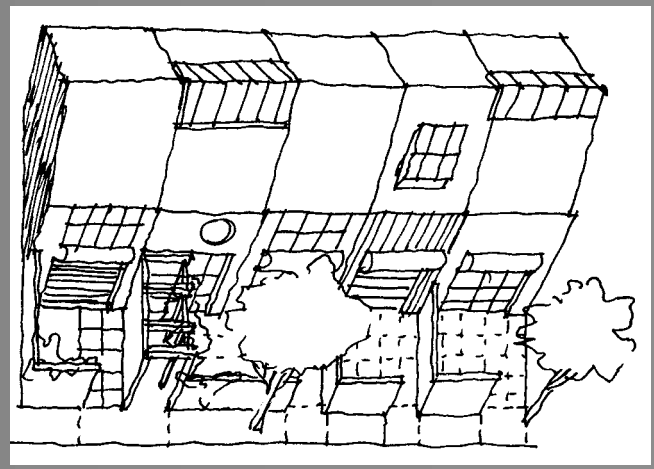
Low-Rise Residential



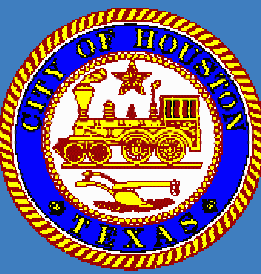
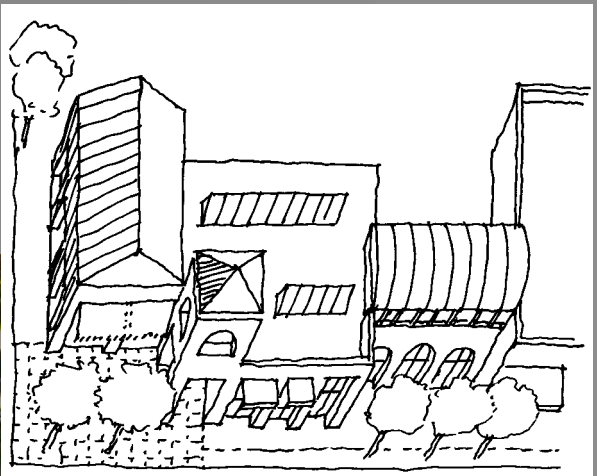
Mid-Rise Residential



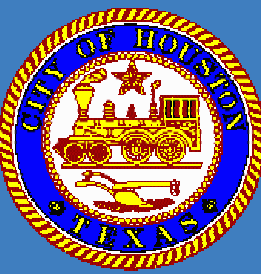
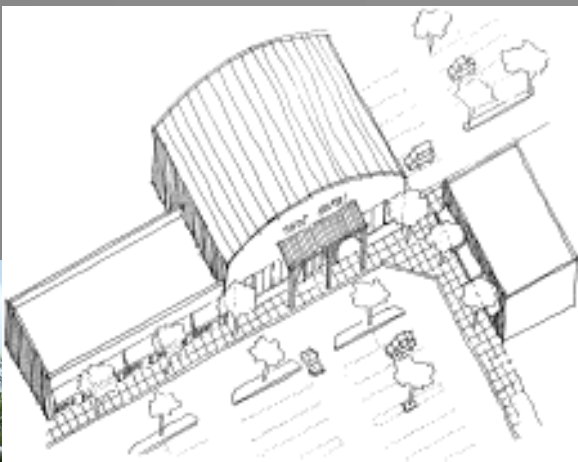
Live-Work Units



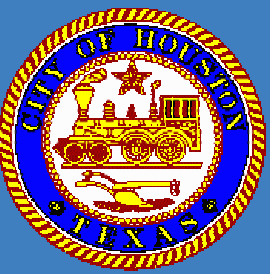
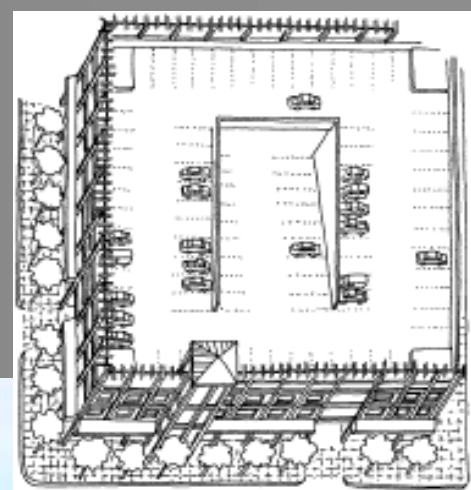
Small Scale Retail



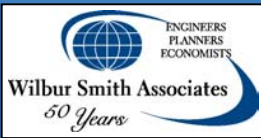
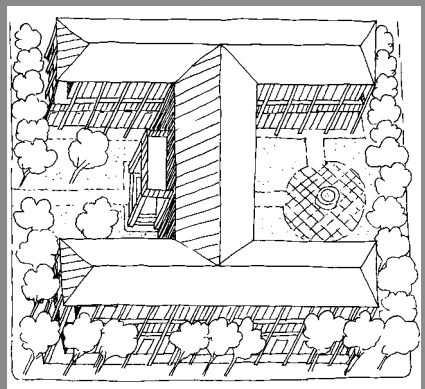
Large Scale Retail



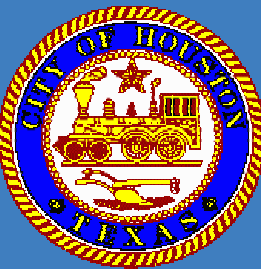
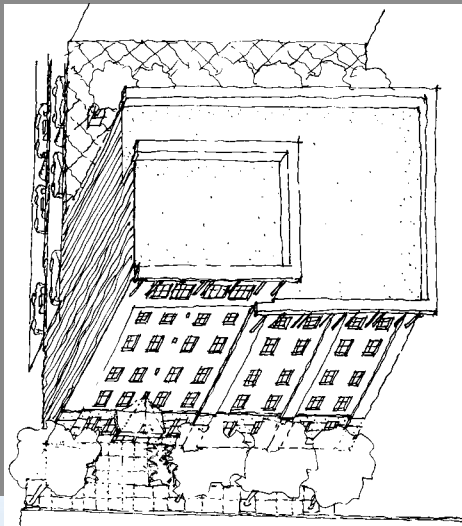
Parking Structure



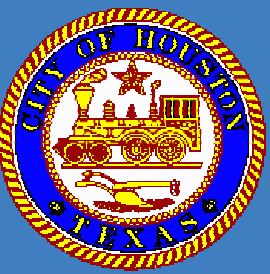
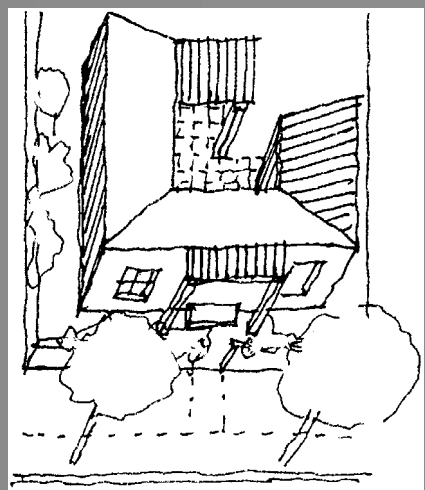
Low-Rise Office



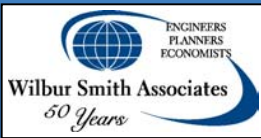
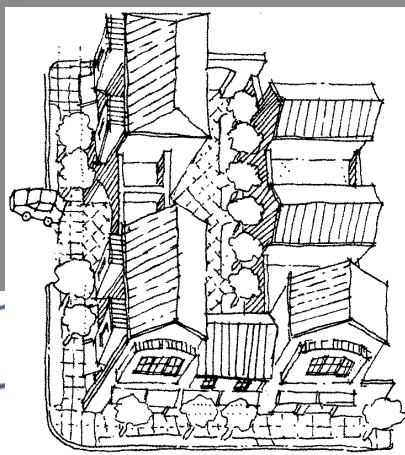
Mid-Rise Office



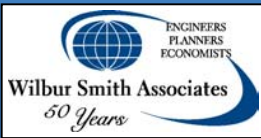
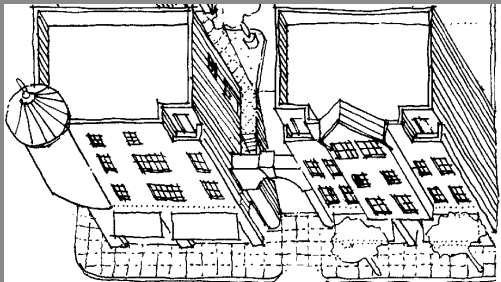
Light Industrial



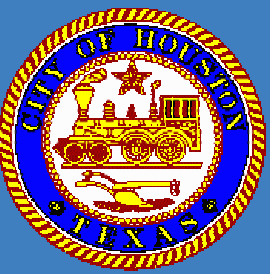
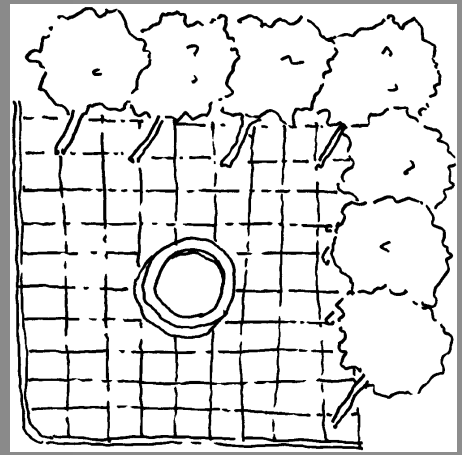
Mixed Use: Low-Rise Retail with Residential



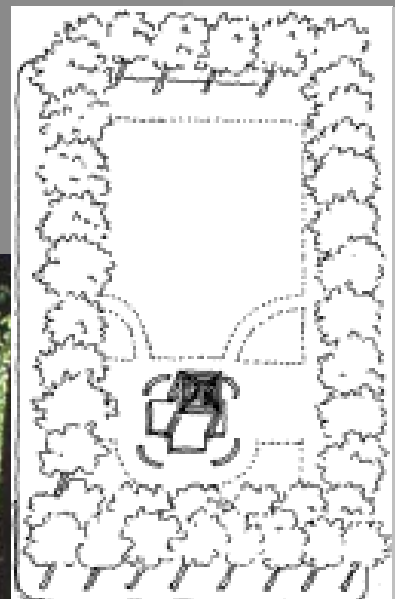
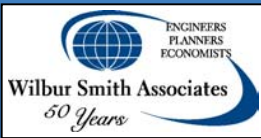
Mixed Use: Mid-Rise Retail with Residential



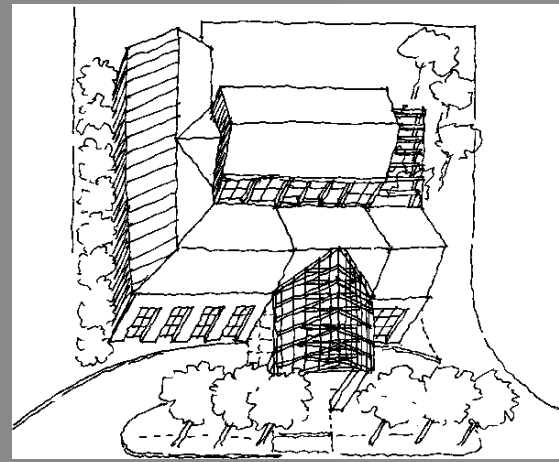
Plaza



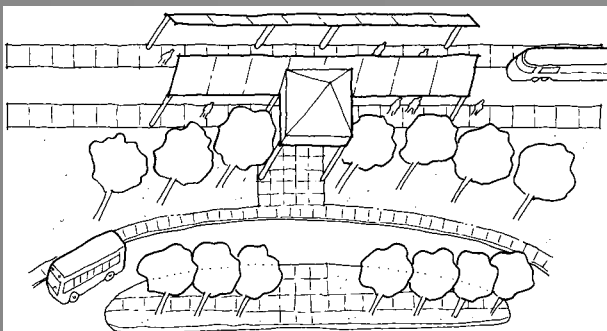
Park / Open Space



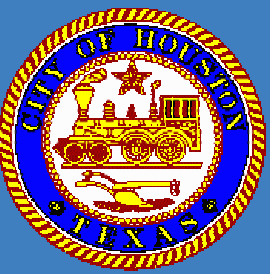
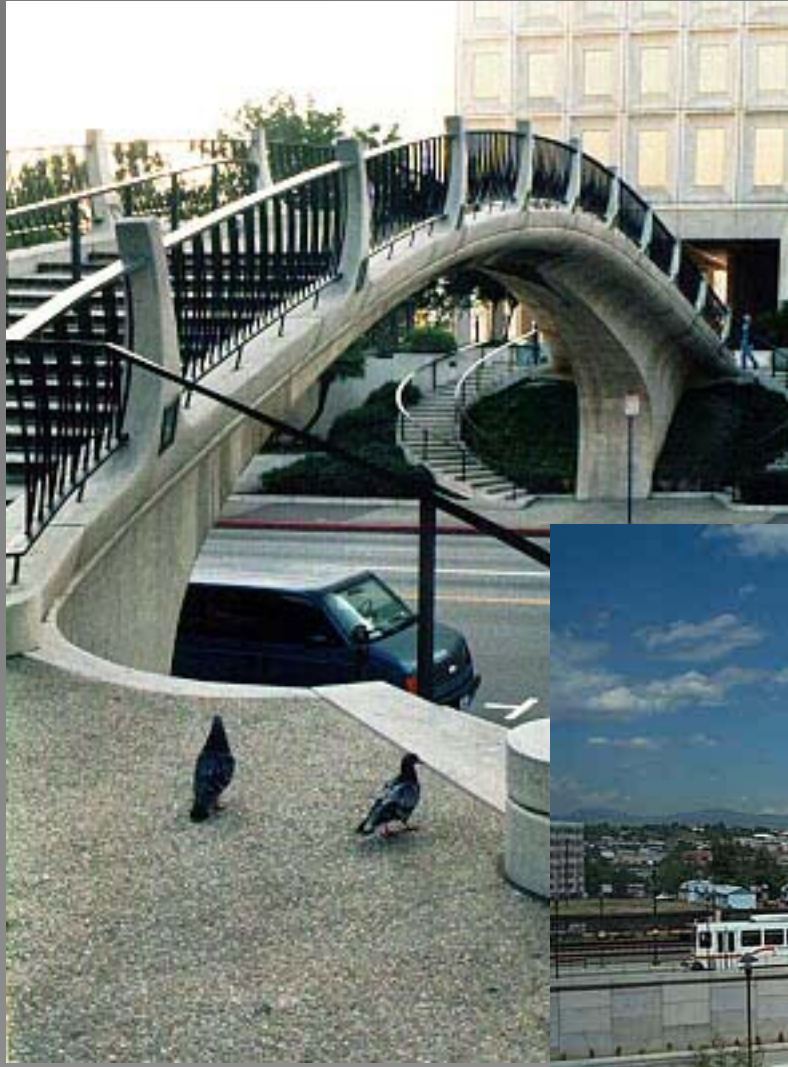
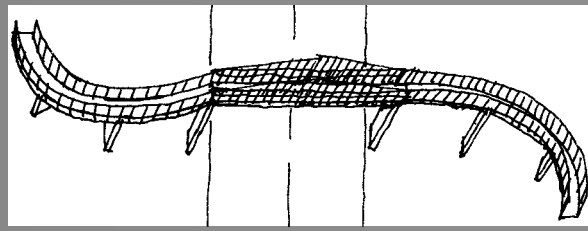
Community Center



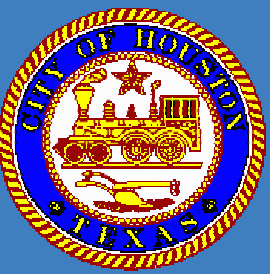
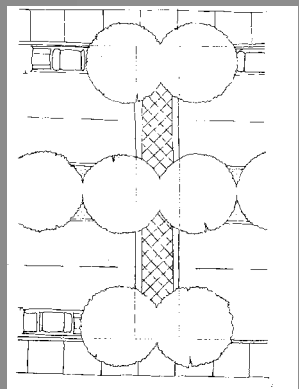
Transit Station



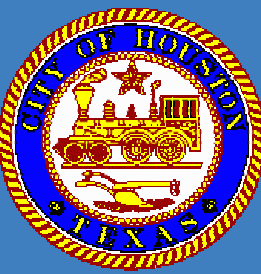
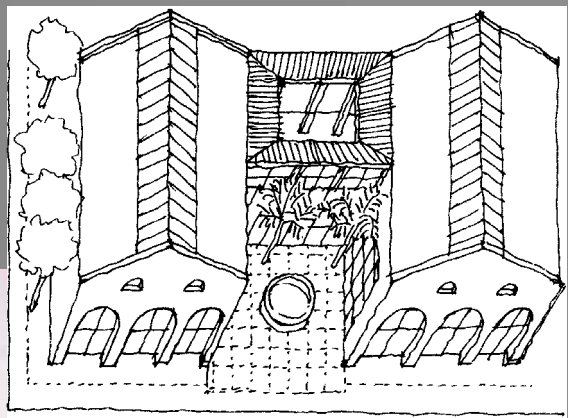
Overhead Crosswalk



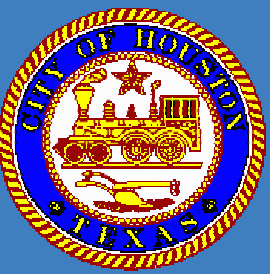
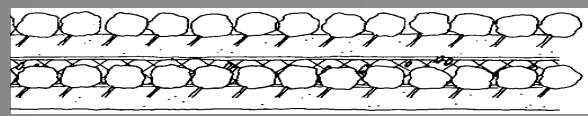
Crosswalk



Theater / Performing Arts



Increased Pedestrian Amenities



Alternative Scenarios

➤ From workshop sketch map ...



Alternative Scenarios

➤ ... to preliminary land use concept ...

